Bryan Davies + Associates

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AUCTIONEERS
•
ESTATE AGENTS

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2 Tyn Y Coed Road, Great Orme, Llandudno, Conwy, LL30 2QA

No Onward Chain £170,000

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THIS VERY NICELY PRESENTED AND EXTENDED TWO BEDROOM TERRACE COTTAGE IS SITUATED ON THE GREAT ORME AND WITHIN EASY ACCESS TO ALL AMENITIES - Great Orme Trams, Copper Mines, Summit Complex, Ski Slope, Golf and within ½ a mile of Llandudno Town Centre, Upper Mostyn Street, Promenade and Pier.

The accommodation briefly comprises:- sitting room; separate dining room with square arch to kitchen/breakfast room and patio door to rear courtyard. An open tread staircase from the sitting room leads to first floor landing; two bedrooms with built-in wardrobes; 3-piece bathroom with over bath shower. The property features gas fired central heating, upvc double glazed windows, as specified. Outside - small front courtyard; rear courtyard with wooden steps leading to a garden area which is overgrown.

The accommodation comprises:

Upvc double glazed front door to:

SITTING ROOM 15'8" x 13'9" maximum (4.79m x 4.2m maximum)

Fire surround with solid fuel stove, double radiator, upvc double glazed window.

DINING ROOM 13'9" x 7'9" (4.21m x 2.37m)

Double radiator.

Square arch to:

KITCHEN/BREAKFAST ROOM 18'11" x 6'3" (5.79m x 1.93m)

Base, wall and drawer units with worktops, stainless steel double sink, built-in oven, four ring electric hob; breakfast bar, wall tiling, floor tiling, double glazed sliding patio door to rear garden.

BOILER/UTILITY CUPBOARD

'Baxi' gas fired central heating and hot water boiler, plumbing for automatic washing machine.

An open tread staircase from the Sitting Room leads to:

FIRST FLOOR LANDING

BEDROOM 1 13'11" x 11'1" maximum (4.26m x 3.40m maximum)

Plus built-in wardrobe, double radiator, upvc double glazed window.

VIEW FROM BEDROOM 1

BEDROOM 2 8'10" x 8'1" (2.71m x 2.48m)

Plus built-in wardrobes, double radiator, upvc double glazed window.

3-PIECE BATHROOM

In white comprising panel bath with electric shower over, pedestal wash hand basin, w.c., double radiator, upvc double glazed window.

OUTSIDE

SMALL FRONT COURTYARD

REAR COURTYARD

Wooden steps to a steep garden area which is overgrown.

PEDESTRIAN RIGHT OF ACCESS TO THE REAR

TENURE

The property is held on a FREEHOLD tenure.

COUNCIL TAX BAND

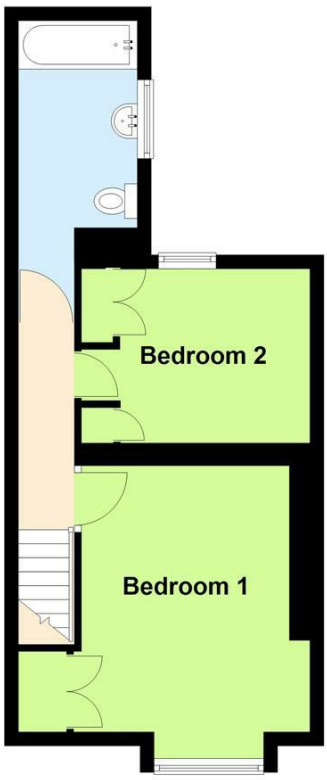
Is 'C' obtained from www.conwy.gov.uk

Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)

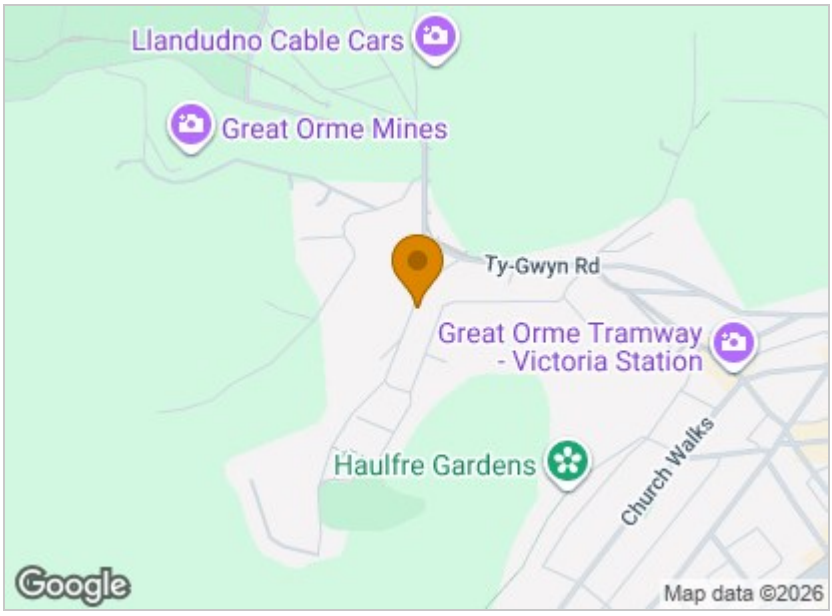
First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)

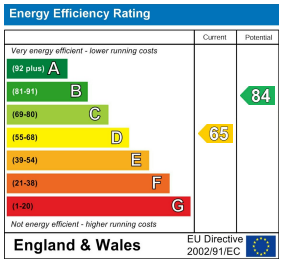


Total area: approx. 80.4 sq. metres (865.2 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Llandudno office proceed north along Mostyn Street, through the roundabout with the Millennium Clock onto Upper Mostyn Street , take the road to the right side of the Empire Hotel up the Great Orme, through the traffic lights, continue up to the next left to Tyn y Coed Road, follow the road for approximately 300 yards and the property is on the right hand side. A811 24/11/25 REV 16/10/26

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

For clarification, we wish to inform prospective buyers that we have listed the details of this property as a general guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings.